

CITY OF EUGENE FEE ESTIMATING GUIDE



FEES ASSOCIATED WITH COMMERCIAL & MULTI-FAMILY CONSTRUCTION

**REFLECTS CHANGES AS OF
JULY 1, 2019**

FEE ESTIMATING GUIDE INDEX

| | Page |
|--|-------|
| Overview | 3 |
| ICC Square Foot Construction Costs Table | 4 |
| <i>Used to figure the value of a project for building permits & the Affordable Housing Construction Excise Tax</i> | |
| Building Permit Fees | 5-6 |
| Electrical Permit Fees | 7-8 |
| Mechanical Permit Fees | 9 |
| Plumbing Permit Fees | 10-11 |
| Fire Permit Fees | 12 |
| Public Works Permit Fees | 13 |
| Other Permit Fees | 14 |
| <i>Includes erosion prevention and sign permit fees</i> | |
| Total Project Estimate | 16 |
| <i>Contact information for questions regarding fees</i> | |
| System Development Charges | 17-25 |

OVERVIEW

This guide has been developed to help customers estimate their building permit and Systems Development Charge (SDC) fees for commercial construction projects. The City of Eugene does not provide fee estimating services for specific projects. Please keep in mind that costs could differ due to the number of variables used to calculate costs. Questions regarding the guidelines or methodology in estimating fees may be directed to:

Permit and Information Center
99 West 10th Avenue
Eugene, Oregon 97401
(541) 682-5086

To calculate an estimate of your building permit fees, you will need some information about your project.

- Occupancy classification (use of the building)
- Construction type
- New square footage

These factors will be used to determine the valuation of your project. For new construction the ICC (International Code Council) square footage construction costs will be used to determine the valuation for your project. If the stated value of the project is higher than the calculated value, all fees will be based on the stated value. Building permit, plan check fees, and if applicable the Affordable Housing Construction Excise Tax are based on the valuation.

Interior remodels and tenant infills are based on the fair market value of all construction work for which the permit is issued.

Some fees may be assessed in addition to your permit and plan check fees. This guide also is not intended to be a comprehensive list of all possible fees. Please refer to the fee schedule for additional information.

Administrative User Fee – City of Eugene

All fees are subject to the City of Eugene Administrative User Fee. The current fee is 9 percent of fee type totals. The fee is added to the total of all fees (except SDC charges and State surcharge and training fees)

Surcharge Fee - State of Oregon

The City of Eugene is charged with administering the State structural, electrical, plumbing and mechanical codes. A surcharge on these permit fees and the City Administrative Fee is levied by the State of Oregon and collected by the City of Eugene for forwarding to the State Building Codes Division (BCD) in Salem. The charge is used by BCD to defray administration costs, state inspection costs, training, and educational programs. The current surcharge fee is 12 percent, subject to change by BCD.

CITY OF EUGENE - ICC VALUATION TABLE FOR PROJECTS RECEIVED ON OR AFTER APRIL 1, 2019

SQUARE FOOT CONSTRUCTION COSTS ^{a,b,c,d,e}

| Group (2018 International Building Code) | IA | IB | IIA | IIIB | IIIA | IIIB | IV | VA | VB |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| A-1 Assembly, theaters, with stage | 246.61 | 238.50 | 232.82 | 223.18 | 209.86 | 203.80 | 216.12 | 191.69 | 184.50 |
| A-1 Assembly, theaters, without stage | 225.65 | 217.54 | 211.85 | 202.22 | 189.15 | 183.09 | 195.16 | 170.98 | 163.79 |
| A-2 Assembly, nightclubs | 191.96 | 186.56 | 182.12 | 174.70 | 164.94 | 160.39 | 168.64 | 149.29 | 144.33 |
| A-2 Assembly, restaurants, bars, banquet halls | 190.96 | 185.56 | 180.12 | 173.70 | 162.94 | 159.39 | 167.64 | 147.29 | 143.33 |
| A-3 Assembly, churches | 226.69 | 218.58 | 212.89 | 203.26 | 191.60 | 185.54 | 196.20 | 173.43 | 166.24 |
| A-3 Assembly, general, community halls, libraries, museums | 190.63 | 182.52 | 175.84 | 167.20 | 153.09 | 148.07 | 160.14 | 134.97 | 128.78 |
| A-4 Assembly, arenas | 224.65 | 216.54 | 209.85 | 201.22 | 187.15 | 182.09 | 194.16 | 168.98 | 162.79 |
| B Business | 197.81 | 190.62 | 184.70 | 175.70 | 160.65 | 154.63 | 168.95 | 141.15 | 134.99 |
| E Educational | 209.43 | 202.23 | 196.97 | 188.01 | 175.28 | 166.43 | 181.55 | 153.08 | 148.70 |
| F-1 Factory and Industrial, moderate hazard | 117.60 | 112.19 | 105.97 | 101.84 | 91.54 | 87.26 | 97.61 | 75.29 | 70.95 |
| F-2 Factory and Industrial, low hazard | 116.60 | 111.19 | 105.97 | 100.84 | 91.54 | 86.26 | 96.61 | 75.29 | 69.95 |
| H-1 High Hazard, explosives | 109.99 | 104.58 | 99.35 | 94.22 | 85.14 | 79.87 | 89.99 | 68.89 | NP |
| H234 High Hazard | 109.99 | 104.58 | 99.35 | 94.22 | 85.14 | 79.87 | 89.99 | 68.89 | 63.56 |
| H-5 HPM | 197.81 | 190.62 | 184.70 | 175.70 | 160.65 | 154.63 | 168.95 | 141.15 | 134.99 |
| I-1 Institutional, supervised environment | 197.83 | 191.05 | 185.12 | 177.91 | 163.28 | 158.81 | 178.06 | 146.98 | 142.33 |
| I-2 Institutional, hospitals | 330.92 | 323.73 | 317.81 | 308.81 | 292.72 | NP | 302.06 | 273.22 | NP |
| I-2 Institutional, nursing homes | 229.68 | 222.49 | 216.58 | 207.57 | 193.53 | NP | 200.83 | 174.02 | NP |
| I-3 Institutional, restrained | 224.86 | 217.67 | 211.75 | 202.75 | 188.96 | 181.94 | 196.00 | 169.45 | 161.29 |
| I-4 Institutional, day care facilities | 197.83 | 191.05 | 185.12 | 177.91 | 163.28 | 158.81 | 178.06 | 146.98 | 142.33 |
| M Mercantile | 142.95 | 137.54 | 132.11 | 125.68 | 115.38 | 111.83 | 119.62 | 99.73 | 95.77 |
| R-1 Residential, hotels | 199.70 | 192.92 | 186.99 | 179.78 | 164.90 | 160.43 | 179.93 | 148.60 | 143.96 |
| R-2 Residential, multiple family | 167.27 | 160.49 | 154.56 | 147.35 | 133.71 | 129.23 | 147.50 | 117.40 | 112.76 |
| R-3 Residential, one- and two-family ^{d,e} | 155.84 | 151.61 | 147.83 | 144.09 | 138.94 | 135.27 | 141.72 | 130.04 | 122.46 |
| R-4 Residential, care/assisted living facilities | 197.83 | 191.05 | 185.12 | 177.91 | 163.28 | 158.81 | 178.06 | 146.98 | 142.33 |
| S-1 Storage, moderate hazard | 108.99 | 103.58 | 97.35 | 93.22 | 83.14 | 78.87 | 88.99 | 66.89 | 62.56 |
| S-2 Storage, low hazard | 107.99 | 102.58 | 97.35 | 92.22 | 83.14 | 77.87 | 87.99 | 66.89 | 61.56 |
| U Utility, miscellaneous | 85.30 | 80.55 | 75.51 | 71.75 | 64.72 | 60.49 | 68.56 | 51.18 | 48.73 |

a. Private Garages use Utility, miscellaneous

b. For shell only buildings deduct 20 percent

c. N.P. = not permitted

d. Unfinished basements (Group R-3) = \$22.45 per sq. ft.

e. Residential carports, covered porches, patios and decks use 50% of the value of a private garage ("utility, miscellaneous")

Building Permit Fees

When submitting your construction application you will be asked to pay the structural plan review fee plus applicable administrative fee as a deposit for the plan review. The structural plan review will be based on the valuation you provide to us at application. For new construction, the valuation of your project will be calculated during the plan review process utilizing a square footage cost based on the ICC Valuation Table. The valuation table is updated during April of each year.

| BUILDING PERMIT FEES | | Column A | Column B |
|---|--|-----------------|-----------------|
| | | Plan Check Fees | Permit Fees |
| Building Permit Fee Based on value of work. For new construction, use ICC table for square footage cost. | | | |
| \$1 - \$2,000 | \$94.25 minimum fee | | |
| \$2,001 - \$25,000 | \$94.25 plus \$10.20 for each addt'l \$1,000 or fraction thereof | | |
| \$25,001 - \$50,000 | \$328.85 plus \$7.77 for each addt'l \$1,000 or fraction thereof | | |
| \$50,001 - \$100,000 | \$523.00 plus \$5.62 for each addt'l \$1,000 or fraction thereof | | |
| \$100,0001 and up | \$798.57 plus \$3.65 for each addt'l \$1,000 or fraction thereof | | |
| Building Plan Check Fee Required at submittal | 65% of building permit fee | | |
| Fire/Life Safety Plan Check Fee Applied per Oregon Structural Specialty Code Section 106.3.3.2 based on occupancy of building. For information regarding when this fee applies, contact Commercial Code Analyst at 541-682-5613. | 40% of building permit fee when F/LS plan review is required | | |
| Flood Hazard Zone Plan Check Fee | 5% of building permit fees when flood hazard zone plan check is required | | |
| Seismic Hazard Plan Check Fee | 1% of total structural and mechanical code fees for essential and hazardous facilities, and major and special occupancy structures | | |
| Commercial Zoning Plan Check Fee For information regarding when this fee applies, contact Land Use at 541-682-8336. | 45% of building permit fee when plan review is performed | | |
| BUILDING PERMIT FEES | | | |

| | | | |
|--|--|--|--|
| Special Development Standards Review Zoning overlays assessed surcharge (/PD, /SR, /ND, /WP, /WB, /TD) For information regarding when this fee applies, contact Land Use at 541-682-8336. | \$ 104.50/hr (maximum fee \$313.50) | | |
| Addressing fee – new structure | \$43.00 | | |
| Fire System Fees Fire sprinkler, fire suppression, fire alarm standpipe, paint booth and similar systems. Based on valuation of work to be performed. Fees for fire systems are calculated for each system. | | | |
| \$1 - \$2,000 | \$94.25 minimum fee | | |
| \$2,001 - \$25,000 | \$94.25 plus \$10.20 for each add'l \$1,000 or fraction thereof | | |
| \$25,001 - \$50,000 | \$328.85 plus \$7.77 for each add'l \$1,000 or fraction thereof | | |
| \$50,001 - \$100,000 | \$523.00 plus \$5.62 for each add'l \$1,000 or fraction thereof | | |
| \$100,0001 and up | \$798.57 plus \$3.65 for each add'l \$1,000 or fraction thereof | | |
| Commercial Fire Systems Plan Check Fee | 65% of fire system permit fee | | |
| Phased Permit Fee | \$325.00 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500 for each phase | | |
| Emergency Generator | \$324.50 | | |
| A | Total Plan Check Fees | | |
| B | 9% Administrative Fee for Plan Check Fees | | |
| C | Total Plan Check & Admin Fees | | |
| D | Total Permit Fees | | |
| E | If adding a new dwelling unit multiply by 0.97 | | |
| F | 9% administrative fee for Permit Fees | | |
| G | Total Permit Fees + 9% Admin Fee | | |
| H | 12% State Surcharge for Permit Fees (0.12 X Line G) | | |
| I | Total Building Permit Fees (Total Lines H and I) | | |
| K School District Construction Excise Tax Currently assessed on projects in the Bethel School District #52 only. The tax is collected by the City of Eugene and forwarded to the school district. Current rate is \$0.67 per square foot of new construction. | | | |
| L Affordable Housing Construction Excise Tax Assessed on projects that are adding square footage. The tax is collected on building permits and forwarded to the Affordable Housing Trust Fund, and partially to the State of Oregon Housing Trust Fund. Current rate is 0.33% of project valuation. | | | |
| TOTAL FEES BUIDING PERMIT (Total of lines D, J, K & L) | | | |

Electrical Permit Fees

| ELECTRICAL PERMIT FEES | Fee | Quantity | Amount |
|--|---|-----------------|---------------|
| Multi-family dwelling unit (including attached garage) | | | |
| 1,000 square feet or less | \$230.25 | | |
| Each additional 500 square feet or portion thereof | \$ 53.00 | | |
| Multi-family additional units* | | | |
| Limited Energy | \$ 53.00 | | |
| Services or Feeders (Installation, Alteration, or Relocation) | | | |
| 200 amps or less | \$126.25 | | |
| 201 amps to 400 amps | \$161.75 | | |
| 401 amps to 600 amps | \$230.25 | | |
| 601 amps to 1,000 amps | \$357.75 | | |
| Over 1,000 amps or volts | \$709.75 | | |
| Reconnect only | \$83.00 | | |
| Temporary Services or Feeders (Installation, Alteration, or Relocation) | | | |
| 200 amps or less | \$ 105.00 | | |
| 201 amps to 400 amps | \$126.25 | | |
| 401 amps to 600 amps | \$207.50 | | |
| 601 amps to 1,000 amps | \$351.75 | | |
| Over 1,000 amps or volts | \$709.75 | | |
| Branch Circuits | | | |
| With the purchase of a service or feeder | \$ 9.45 | | |
| Without the purchase of a service or feeder | | | |
| First branch circuit | \$75.25 | | |
| Per branch circuit | \$ 9.45 | | |
| Renewable Energy Systems | | | |
| Solar generation systems, 5 kva or less | \$126.25 | | |
| Solar generation systems, 5.01 to 15 kva | \$162.25 | | |
| Solar generation systems, 15.01 to 25 kva | \$208.00 | | |
| Solar generation systems, Over 25 kva (<i>does not exceed \$942.00</i>) | \$208.00 plus \$10.00 for each add'l kva | | |
| Wind generation systems, 25.01 kva to 50 kva | \$269.25 | | |
| Wind generation systems, 50.01 to 100 kva | \$539.00 | | |
| Miscellaneous Fees | | | |
| Each pump or irrigation circle | \$ 83.25 | | |
| Each sign or outline lighting | \$ 83.25 | | |
| Signal circuits or limited energy panel | \$ 83.25 | | |
| A | Subtotal all permit fees | | |
| A1 | If adding a dwelling unit multiply line A by 0.97 | | |
| B | 9% administrative fee for Permit Fees (.09 X total line A or A1) | | |
| C | 12% State surcharge for Permit Fees (.12 x lines A r A2 + B) | | |
| D | Plan Review, if applicable (see page 7) – 35 % of permit fee (line A or A2) | | |
| E | 9% administrative fee for Plan Check Fees(.09 X total line D) | | |
| F | TOTAL ELECTRICAL PERMIT FEE (total lines A or A2 - E) | | |

*Multi-family projects: Calculate fee based on square footage of largest dwelling unit. Additional dwelling units are charged ½ the fee for the first unit.

Electrical Permit Fees

A 35% plan review fee is assessed with installations involving one or more of the following:

- Fire pump
- Emergency system
- Addition of new motor load of 100HP or more
- Patient area health care facility
- Hazardous locations
- Six or more residential units
- Supply over 600 volts nominal
- Building over three stories
- Commercial use agricultural buildings
- Installation of 150 KVA or larger separately derived system
- "A", "E", "I-2", "I-3" occupancies
- Service or feeder 400 amps or more where the available fault current exceeds 10,000 amps at 150 volts or less to ground, or exceeds 14,000 amps for all the other installations
- Recreational vehicle parks
- Marinas and boatyards
- Floating buildings

Minimum Electrical permit fee is \$94.25.

Commercial Mechanical Permit Fees

Commercial, Industrial, and Multi-family fees for mechanical equipment are based on the total value of mechanical construction work. This valuation must be listed separately from all other project costs at the time of submittal.

Minimum permit fee is \$94.25.

| Mechanical Permit Fees | |
|---|---|
| Valuation based on cost of equipment, labor, and materials. | |
| \$1 - \$2,000 | \$94.25 minimum fee |
| \$2,001 - \$25,000 | \$94.25 plus \$10.20 for each add'l \$1,000 or fraction thereof |
| \$25,001 - \$50,000 | \$328.85 plus \$7.77 for each add'l \$1,000 or fraction thereof |
| \$50,001 - \$100,000 | \$523.00 plus \$5.62 for each add'l \$1,000 or fraction thereof |
| \$100,0001 and up | \$798.57 plus \$3.65 for each add'l \$1,000 or fraction thereof |
| A | Total Permit Fees |
| A1 | If adding a new dwelling unit multiply line A by 0.97 |
| B | 9% administrative fee for Permit Fee (.09 X Line A or A1) |
| C | 12% State Surcharge for Permit Fees (0.12 X Line A + B) |
| D | Plan Check fee 65% (.65 X Line A) |
| E | 9% administrative fee for Plan Check Fee (.09 X Line D) |
| F | TOTAL MECHANICAL PERMIT (Total of lines A,B,C,D & E) |

Commercial mechanical permit and plan check fees can also be calculated online at:

<http://pdd.eugene-or.gov/BuildingPermits/FeeCalculator>

Plumbing Permit Fees

| PLUMBING PERMIT FEES | Fee | Quantity | Amount |
|--|---|-----------------|---------------|
| Each fixture, appurtenance, and piping | \$ 24.00 | | |
| Sanitary Sewer – first 100 feet | \$145.00 | | |
| Each additional 100 feet or fraction thereof | \$ 63.00 | | |
| Storm Sewer – first 100 feet | \$145.00 | | |
| Each additional 100 feet or fraction thereof | \$ 63.00 | | |
| Water Service – first 100 feet | \$116.25 | | |
| Each additional 100 feet or fraction thereof | \$ 63.00 | | |
| | | | |
| Medical Gas System Calculate the total value of system equipment and installation costs including but not limited to inlets, outlets, fixtures and appliances. Apply the value of work to the medical gas permit fee table below. | | | |
| \$1 - \$2,000 | \$94.25 minimum fee | | |
| \$2,001 - \$25,000 | \$94.25 plus \$10.20 for each add'l \$1,000 or fraction thereof | | |
| \$25,001 - \$50,000 | \$328.85 plus \$7.77 for each add'l \$1,000 or fraction thereof | | |
| \$50,001 - \$100,000 | \$523.00 plus \$5.62 for each add'l \$1,000 or fraction thereof | | |
| \$100,001 and up | \$798.57 plus \$3.65 for each add'l \$1,000 or fraction thereof | | |
| A | Subtotal all permit fees | | |
| B | Minimum Permit Fee Balance(\$94.25) | | |
| B1 | If adding a new dwelling unit multiply line B by 0.97 | | |
| C | 9% administrative fee for Permit Fees(.09 X lines A + B or B1) | | |
| D | 12% State surcharge for Permit Fees(.12 x lines A - C) | | |
| E | Plan Review, if applicable (see page 10)– 35 % of permit fee (.35 X Line A) | | |
| F | 9% administrative fee for Plan Check Fees(.09 X line E) | | |
| G | TOTAL PLUMBING PERMIT FEE (total lines A – E) | | |

Plumbing Permit Fees

A 35% plan review fee is assessed with installations involving one or more of the following:

- Installation or alteration of medical gas and vacuum systems for health care facilities
- Installation or alteration of chemical drainage waste and venting systems containing chemical agents potentially detrimental to the plumbing system
- Installation or alteration of wastewater pretreatment systems for building sewers
- Installation of vacuum drainage waste and venting
- Installation or alteration of reclaimed wastewater systems
- Installation of commercial booster pump system needed to maintain a minimum residual water
- Installation of a plumbing system building water service line with an interior diameter or nominal pipe size of 2" or greater except 2" line systems designed and stamped by a licensed engineer
- Installation of any multi-purpose fire sprinkler system under standards adopted by the department
- Grease processing equipment (traps, interceptors)
- Voluntarily requested

For commercial and multi-family units, the fees are based on the number of fixtures.

Minimum Plumbing permit fee is \$94.25.

Fire Permit Fees

The 12% State surcharge does not apply to fire permits.

| FIRE PERMIT FEES | Fee | Quantity | Amount |
|--|--|-----------------|---------------|
| Hazardous materials Includes highly toxic and toxic chemical supply and drainage systems, HPM tools and systems, and cryogenic systems (Includes one inspection) | \$455.25 | | |
| HazMat Chemical Evaluation Review (HMIS) | \$299.25 | | |
| Private Water Mains and Hydrant Systems | \$414.00 | | |
| Propane Tanks Exceeding 125 water gallons. (Includes one inspection) | \$80.75 | | |
| Site Development Review (e.g.grading, fill, excavation, PEPI, etc. not related to a specific structure) | \$130.50 | | |
| Water storage tanks (for fire protection water supply) | \$389.25 | | |
| Fuel or hazardous material tank installation or alteration (above and underground) | \$354.25 | | |
| Fuel or hazardous material tanks abandoned in place | \$163.25 | | |
| Fuel or hazardous material tank removal (underground) | \$163.25 | | |
| Each additional fuel or hazardous material tank on same premises | \$ 64.00 | | |
| A | Subtotal all permit fees | | |
| A1 | If adding a new dwelling unit multiply line A by 0.97 | | |
| B | 9% administrative fee for Permit Fees (.09 X line A or A1) | | |
| C | Commercial Plan Check Fee <i>Fire code review associated with Building and Mechanical permits.</i> 15% of Building permit fee (see page 5) or If no building permit, 15% of mechanical permit fees (see page 9) | | |
| D | 9% administrative fee for Plan Check Fee(.09 X line C) | | |
| E | TOTAL FIRE PERMIT FEE (total lines A – D) | | |

*Commercial Plan Check fee typically applies to new buildings or additions.

Public Works Permit Fees

The 12% State surcharge does not apply to Public Works permits.

| PUBLIC WORKS PERMIT FEES | Fee | Quantity | Amount |
|--|---|-----------------|---------------|
| Commercial new construction (Plan Review) | \$927.00 | | |
| Commercial additions/alterations to existing structure (Plan Review) | \$495.50 | | |
| Each additional driveway cut beyond first driveway | \$ 88.50 | | |
| Commercial sidewalk (without building permit) first 400 SF | \$264.25 | | |
| Additional (commercial only) (per square foot over 400 square feet) | \$0.13 per SF | | |
| Repair/replace sidewalk previously built to City standards | \$169.75 | | |
| Commercial Access Connection/Driveway Approach (w/o building permit) | \$260.00 | | |
| Each additional access connection beyond first (w/building permit) | \$ 88.50 | | |
| Repair of access connection previously built to City standards | \$131.50 | | |
| Private Easement Review | \$132.00 | | |
| Stormwater management facility review | \$281.25 | | |
| Excavation in r-o-w and PUEs (no impact to trees or pavement cuts) | \$177.25 | | |
| Excavation in r-o-w involving pavement cuts and/or impacts to trees | \$530.50 | | |
| Minor excavation in public utility easement and curb core cuts | \$ 54.25 | | |
| Floodplain development permit w/o buildings | \$ 52.25 | | |
| Floodplain development permit w/building | \$260.50 Per bdg | | |
| Limited development/grading & fill | \$ 80.75 | | |
| Watercourse alteration | \$572.75 | | |
| Floodway development (minor) | \$155.25 | | |
| Floodway development | \$467.50 | | |
| Revocable permit not requiring a recorded agreement | \$220.75 | | |
| Revocable permit requiring a recorded agreement | \$632.50 | | |
| A | Subtotal all fees | | |
| A1 | If adding a new dwelling multiply line A by 0.97 | | |
| B | 9% administrative fee for Permt Fees (.09 X line A or A1) | | |
| C | TOTAL PUBLIC WORKS PERMIT FEE (total lines A + B) | | |

*For the entire list of Public Works fees, please refer to the Construction and Development Fee Schedule July 2019. The fees listed above are fees that may apply to a typical construction project. For additional information, please contact Public Works staff at 541-682-8400.

Other Permit Fees

There may be other fees that will apply to your construction project that you should be aware of.

| | |
|--|--|
| Additional Plan Review Fee | \$ 104.50/hr |
| <i>Most projects require additional submittals before the application can be approved. Additional plan review will be assessed on a per hour basis by each reviewer.</i> | |
| Alternate Materials and Methods | \$ 104.50/hr (Minimum charge \$52.25) |
| Zoning Inspection Fee | \$104.50 |
| Emergency Egress Lighting Inspection (after hours inspection minimum 2 hour charge) | \$209.00 |

The 9% city administrative fee applies to all fees listed above.
 State Surcharge (12%) only applies to the Emergency Egress Lighting inspection.

Erosion Prevention

Erosion prevention fees are charged to all projects that will impact the soil on the construction site, such as new buildings and additions that will increase the footprint of the existing structure. Erosion prevention permits are issued as a separate permit. The non-permitted site fee is charged for projects that do not require a separate erosion prevention permit.

| Erosion Permit Fees | Fee | Amount |
|---|--|--------|
| New commercial Site less than one acre | \$454.25 | |
| New commercial Site one acre or larger | \$975.50 | |
| Commercial addition | \$261.00 | |
| Annual compliance fee Billed annually until permit is closed | 50% of annual permit fee | |
| Non-permitted site fee | \$104.50 | |
| Land Use Compatability, new | \$52.25 | |
| Land Use Compatabilty, renewal | \$52.25 | |
| A | Subtotal all fees | |
| A1 | If adding a new dwelling unit multiply A by 0.97 | |
| B | 9% administrative fee for Permit Fees (.09 X line A or A1) | |
| TOTAL EROSION PERMIT FEE | | |

Note: when a project is required to obtain a 1200C permit from DEQ, that permit is processed through the City of Eugene. The cost of the permit is current \$50.00.

For additional information regarding erosion permits, contact erosion prevention staff at 541-682-8498.

Signs

A sign permit will be required for *each* sign on your development site. Each sign will be assessed a plan check and permit fee dependent upon the size of the sign.

Signs permits may also require an electrical and building permit.

If you have questions regarding sign permit fees, contact Land Use staff at 541-682.8336.

| SIGN PERMIT FEES | Fee | Quantity | Amount |
|--|--|-----------------|---------------|
| Sign plan check – sign up to 32 sq ft | \$ 75.00 | | |
| Sign plan check – sign over 32 sq ft but below 100 sq ft | \$125.00 | | |
| Sign plan check – sign 100 sq ft or more but below 200 sq ft | \$186.00 | | |
| Sign plan check – billboards and signs over 200 sq ft | \$312.75 per sign face | | |
| Sign permit – signs up to 32 sq. ft. | \$125.00 | | |
| Sign permit – signs over 32 sq ft but below 100 sq ft | \$249.25 per | | |
| Sign permit – Signs 100 sq ft or more but below 200 sq ft | \$624.25 per | | |
| Sign permit – Billboards and signs 200 sq ft or above | \$1248 per | | |
| A | Subtotal all sign fees | | |
| B | City administrative fee 9% (.09 X line A) | | |
| C | Total Sign Permit Fee (Line A + B) | | |
| BUILDING AND ELECTRICAL FEES | | | |
| Wall sign plan check fee | \$48.75 | | |
| Pole sign plan check fee | \$97.50 | | |
| D | Subtotal Plan Check fees | | |
| E | City Administrative fee Plan Check 9% (.09 X line D) | | |
| Wall sign building permit | \$75.00 | | |
| Pole sign building permit | \$247.50 | | |
| Electrical permit – each sign or outline lighting | \$83.00 | | |
| F | Subtotal Building and Electrical Fees | | |
| G | 9% administrative fee for Permit Fees (.09 X line F) | | |
| H | 12% State surcharge for Permit Fees (.12 x line F + G) | | |
| I | Total Building and Electrical Permit Fee (total lines D,E,F,G,H) | | |
| J | Total Fees for Signs (Line C + I) | | |

TOTAL PROJECT PERMIT ESTIMATE

| | |
|--|--|
| Building permit total | |
| Electrical permit total | |
| Mechanical permit total | |
| Plumbing permit total | |
| Fire permit total | |
| Public Works permit total | |
| System Development Charges total | |
| Additional Plan Review and Inspection Fees | |
| Erosion permit total | |
| Sign permit total | |
| Total Estimate for project | |

Contact Information

Building, electrical, mechanical, plumbing,
and fire permits

Intake Staff
541-682-5505
permitinfo@ci.eugene.or.us

Public Works permits

Public Works Permit Staff
541-682-8400
publicworksinfo@ci.eugene.or.us

System Development Charges

Public Works Permit Staff
541-682-8400
cewepic@ci.eugene.or.us

Erosion permits

Erosion Prevention Staff
541-682-8498
pwersion@ci.eugene.or.us

Sign permits

Land Use Staff
541-682-8336
landuseinfo@ci.eugene.or.us

System Development Charge Rates Effective January 1, 2018

For information regarding Water SDCs, contact the Eugene Water & Electric Board (EWEB), at (541) 484-2411.

| System | 1 & 2 Family | Multifamily | Mfg Home Park | Nonresidential |
|---|--|--|--|--|
| Transportation | \$2,692.62 cost per trip x number of units x 1.00 trip rate | \$2,692.62 cost per trip x number of units x 0.58 trip rate | \$2,692.62 cost per trip x number of units x 0.58 trip rate | \$2,692.62 cost per trip x number of units x trip rate for specific development type* |
| Wastewater (Local) | (\$462.40 x number of DUs + (\$0.1121 x living area (sq ft)) | (\$462.40 x number of DUs + (\$0.1121 x living area (sq ft)) | (\$462.40 x number of DUs + (\$0.1121 x living area (sq ft)) | Number of PFUs x rate for specific development type* |
| Wastewater (MWMC) | \$1,709.67 x number of DUs | \$1,465.43 x number of DUs | \$1,465.43 x number of DUs | Number of FEUs x rate for specific development type* |
| Stormwater** Small 1 & 2 Family = ≤ 1,000 sq ft Medium 1 & 2 Family = > 1,000 & < 3,000 sq ft Large 1 & 2 Family = ≥ 3,000 sq ft | Small = number of DUs x \$414.54 (Gen) or \$3,710.16 (LID) Medium = number of DUs x \$667.87 (Gen) or \$5,977.48 (LID) Large = actual impervious surface area (sq ft) x \$0.2303 (Gen) or \$2.0612 (LID) | Actual Impervious Surface Area (sq ft) x \$0.2303 (General Capacity) or \$2.0612 (General Capacity with LID component) | [Number of Spaces x \$387.83 (Gen) or \$3,471.06 (LID)] + [Total Impervious Surface Area x \$0.2303 (Gen) or \$2.0612 (LID)] | Actual Impervious Surface Area (sq ft) x \$0.2303 (General Capacity) or \$2.0612 (General Capacity with LID component) |
| Parks | Number of DUs x rate per residential development type* | \$2,686.00 x number of DUs | \$3,442.00 x number of Spaces | Based on specific unit of measure and rate per development type* |
| DU = Dwelling Unit PFU = Plumbing Fixture Unit FEU = Flow Estimation Unit Gen = General Capacity LID = Low Impact Development | | | | |
| * Transportation, local/regional wastewater, and parks SDC rate tables are available at www.eugene-or.gov/SDC . | | | | |
| ** The impervious surface area includes any hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from conditions pre-existing to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, driveways, parking lots, or concrete or asphalt surfaces. 1 & 2 family stormwater categories are based on the size of building footprint which is defined as the first floor area plus attached or detached garage or carport. The stormwater SDC for a duplex is calculated as two times the appropriate stormwater SDC flat rate of either a Small or Medium residential category. Duplex units equal to or over 3,000 sq ft each are treated as Large residential. LID component reflects capital costs to provide off-site treatment of stormwater runoff. | | | | |

Note that SDC fees paid are not refundable (or, in the case of an existing SDC agreement to pay SDCs in installments, the agreement terms may not be adjusted), regardless of method of payment except when partially refunded for cancellation or expiration of an active permit, or a change of design is approved for an active permit that results in a less intense use of the property.

- **Contact Engineering Staff at the City's Permit & Information Center (PIC)**

- Located in the Atrium Building at 99 West 10th Avenue
- Available in person or by phone (541) 682-8400
- PIC hours of operation: 9am – 4pm, Monday - Friday

- **Visit the City's SDC internet web page at www.eugene-or.gov/SDC with links to:**

- SDC Fact Sheet
- SDC Methodologies Document
- SDC Rates and Worksheets
- Other SDC information and updates

**Table B-9
Transportation Trip Rates**

| Eugene Trans Use Code | Description | Unit of Measure | Trip Rate | % Pass-by | Adjusted Trip Rate |
|-----------------------|--|-------------------|-----------|-----------|--------------------|
| 30 | TRUCK TERMINAL | PER TGSF | 0.83 | 0% | 0.83 |
| 90 | PARK & RIDE LOT WITH BUS SERVICE | PER PARKING SPACE | 0.62 | 0% | 0.62 |
| 110 | GENERAL LIGHT INDUSTRIAL | PER TGSF | 0.97 | 0% | 0.97 |
| 130 | INDUSTRIAL PARK | PER TGSF | 0.85 | 0% | 0.85 |
| 140 | MANUFACTURING / HEAVY INDUSTRY (120&140) | PER TGSF | 0.73 | 0% | 0.73 |
| 150 | WAREHOUSING | PER TGSF | 0.32 | 0% | 0.32 |
| 151 | MINI WAREHOUSE | PER TGSF | 0.26 | 0% | 0.26 |
| 160 | DATA CENTER | PER TGSF | 0.09 | 0% | 0.09 |
| 170 | UTILITIES | PER TGSF | 0.76 | 0% | 0.76 |
| 210 | SINGLE FAMILY DWELLING / DUPLEX | PER DU | 1.00 | 0% | 1.00 |
| 211 | ACCESSORY DWELLING UNIT | PER DU | 0.52 | 0% | 0.52 |
| 220 | APARTMENTS | PER DU | 0.62 | 0% | 0.62 |
| 230 | CONDO/TOWNHOME | PER DU | 0.52 | 0% | 0.52 |
| 251 | SENIOR HOUSING DEVELOPMENT | PER DU | 0.27 | 0% | 0.27 |
| 253 | CONGREGATE CARE FACILITY / CONTINUING CARE RETIREMENT COMMUNITY | PER DU | 0.17 | 0% | 0.17 |
| 254 | ASSISTED LIVING / NURSING HOME (254 & 620) | PER DU | 0.22 | 0% | 0.22 |
| 310 | HOTEL/MOTEL | PER ROOM | 0.60 | 0% | 0.60 |
| 411 | CITY PARK | PER ACRE | 3.50 | 0% | 3.50 |
| 430 | GOLF COURSE | PER ACRE | 0.30 | 0% | 0.30 |
| 437 | BOWLING ALLEY | PER TGSF | 1.71 | 0% | 1.71 |
| 444 | MOVIE THEATRE | PER TGSF | 3.80 | 0% | 3.80 |
| 491 | RACQUET/TENNIS/HANDBALL FACILITIES (490 & 491) | PER COURT | 3.35 | 0% | 3.35 |
| 492 | HEALTH/FITNESS/ATHLETIC CLUB (492 & 493) | PER TGSF | 3.53 | 0% | 3.53 |
| 495 | RECREATIONAL COMMUNITY CENTER / MULTIPURPOSE RECREATIONAL FACILITY (435&495) | PER TGSF | 2.74 | 0% | 2.74 |
| 520 | ELEMENTARY SCHOOL | PER TGSF | 1.21 | 0% | 1.21 |
| 522 | MIDDLE SCHOOL / JUNIOR HIGH SCHOOL | PER TGSF | 1.19 | 0% | 1.19 |
| 530 | HIGH SCHOOL | PER TGSF | 0.97 | 0% | 0.97 |
| 536 | PRIVATE SCHOOL (K-12) | PER TGSF | 5.50 | 0% | 5.50 |
| 540 | JUNIOR/COMMUNITY COLLEGE | PER STUDENT* | 0.12 | 0% | 0.12 |
| 550 | UNIVERSITY/COLLEGE | PER STUDENT* | 0.17 | 0% | 0.17 |
| 560 | WORSHIP FACILITIES (560, 561, & 562) | PER TGSF | 0.55 | 0% | 0.55 |
| 565A | CHILD DAY CARE CENTER | PER TGSF | 6.01 | 0% | 6.01 |
| 565B | ADULT DAY CARE CENTER | PER TGSF | 2.64 | 0% | 2.64 |
| 566 | CEMETERY | PER ACRE | 0.84 | 0% | 0.84 |
| 590 | LIBRARY | PER TGSF | 7.30 | 0% | 7.30 |
| 591 | LODGE/FRATERNAL ORDER | PER MEMBER | 0.03 | 0% | 0.03 |
| 610 | HOSPITAL | PER TGSF | 0.93 | 0% | 0.93 |
| 640 | ANIMAL HOSPITAL/VETERINARY CLINIC | PER TGSF | 4.72 | 0% | 4.72 |
| 710 | GENERAL OFFICE BUILDING (710, 714, 715, 733, & 750) | PER TGSF | 1.49 | 0% | 1.49 |
| 720 | MEDICAL/DENTAL OFFICE (720 & 630) | PER TGSF | 3.57 | 0% | 3.57 |
| 731 | DEPARTMENT OF MOTOR VEHICLES | PER TGSF | 17.09 | 0% | 17.09 |
| 760 | RESEARCH & DEVELOPMENT CENTER | PER TGSF | 1.07 | 0% | 1.07 |
| 770 | BUSINESS PARK | PER TGSF | 1.26 | 0% | 1.26 |
| 811 | CONSTRUCTION EQUIPMENT & RENTAL STORE | PER TGSF | 0.99 | 0% | 0.99 |
| 812 | BUILDING MATERIALS & LUMBER STORE | PER TGSF | 4.49 | 0% | 4.49 |
| 813 | FREE-STANDING DISCOUNT SUPERSTORE (813 & 815) | PER TGSF | 4.35 | 27% | 3.18 |
| 814 | VARIETY/DOLLAR STORE | PER TGSF | 6.82 | 34% | 4.50 |
| 816 | HARDWARE/PAINT STORE | PER TGSF | 4.84 | 0% | 4.84 |
| 817 | NURSERY (GARDEN CENTER) | PER TGSF | 6.94 | 0% | 6.94 |

NOTE: TGSF = Thousand Gross Square Feet
 TSFGLA = Thousand Square Feet Gross Leasable Area
 DU = Dwelling Unit
 * For school-based academic, administration, support, and classroom uses only; for uses that are also used by the community for non-school uses (e.g., large athletic facilities, museums, or performing arts centers), choose the use code that best fits the proposed development type.

| Table B-9 -- Transportation Trip Rates | | | | | |
|--|--|-------------------|--------------|--------------|-----------------------|
| Eugene Trans Use Code | Description | Unit of Measure | Trip Rate | % Pass-by | Adjusted Trip Rate |
| 820 | SHOPPING CENTER | PER TSFGLA | 3.71 | 34% | 2.45 |
| 823 | FACTORY OUTLET CENTER | PER TGSF | 2.29 | 0% | 2.29 |
| 826 | SPECIALTY RETAIL CENTER & OTHER | PER TSFGLA | 2.71 | 34% | 1.79 |
| 841 | AUTOMOBILE SALES | PER TGSF | 2.62 | 0% | 2.62 |
| 843 | AUTOMOBILE PARTS SALES | PER TGSF | 5.98 | 43% | 3.41 |
| 848 | TIRE STORE | PER TGSF | 4.15 | 28% | 2.99 |
| 850 | SUPERMARKET | PER TGSF | 9.48 | 36% | 6.07 |
| 851 | CONVENIENCE MARKET (open 24 hours) | PER TGSF | 52.41 | 51% | 25.68 |
| 852 | CONVENIENCE MARKET (open ~ 15-16 hours) | PER TGSF | 34.57 | 63% | 12.79 |
| 854 | DISCOUNT SUPERMARKET | PER TGSF | 8.34 | 21% | 6.59 |
| 857 | DISCOUNT CLUB | PER TGSF | 4.18 | 37% | 2.63 |
| 862 | HOME IMPROVEMENT SUPERSTORE | PER TGSF | 2.33 | 42% | 1.35 |
| 863 | ELECTRONICS SUPERSTORE | PER TGSF | 4.50 | 40% | 2.70 |
| 864 | TOY/CHILDREN'S SUPERSTORE | PER TGSF | 4.99 | 34% | 3.29 |
| 875 | DEPARTMENT STORE | PER TGSF | 1.87 | 0% | 1.87 |
| 876 | APPAREL STORE | PER TGSF | 3.83 | 0% | 3.83 |
| 879 | ARTS AND CRAFTS STORE | PER TGSF | 6.21 | 34% | 4.10 |
| 880 | PHARMACY/DRUGSTORE W/OUT DRIVE-THROUGH WINDOW | PER TGSF | 8.40 | 53% | 3.95 |
| 881 | PHARMACY/DRUGSTORE WITH DRIVE-THROUGH WINDOW | PER TGSF | 9.91 | 49% | 5.05 |
| 890 | FURNITURE STORE | PER TGSF | 0.45 | 53% | 0.21 |
| 911 | WALK-IN BANK | PER TGSF | 12.13 | 0% | 12.13 |
| 912 | DRIVE-IN BANK | PER TGSF | 24.30 | 26% | 17.98 |
| 918 | HAIR SALON | PER TGSF | 1.45 | 0% | 1.45 |
| 931 | QUALITY RESTAURANT | PER TGSF | 7.49 | 44% | 4.19 |
| 932 | HIGHER TURNOVER REST, INCL TAVERN/BAR (925 & 932) | PER TGSF | 9.85 | 43% | 5.61 |
| 934 | FAST FOOD RESTAURANT WITH OR WITHOUT DRIVE-THROUGH | PER TGSF | 32.65 | 50% | 16.33 |
| 937 | COFFEE/DONUT SHOP / COFFEE ESTABLISHMENT (936, 937, & 938) | PER TGSF | 42.80 | 89% | 4.71 |
| 941 | QUICK LUBRICATION VEHICLE STOP | PER SERV.POS. | 5.19 | 0% | 5.19 |
| 942 | AUTO CARE CENTER | PER TSFGLA | 3.11 | 0% | 3.11 |
| 944 | GASOLINE/SERVICE STATION | PER VEH.FUEL.POS. | 13.87 | 42% | 8.04 |
| 945 | GASOLINE/SERVICE STATION W/CONVENIENCE MARKET (W/ OR W/OUT CAR WASH) | PER VEH.FUEL.POS. | 13.51 | 56% | 5.94 |
| 947 | SELF-SERVICE CAR WASH | PER STALL | 5.54 | 0% | 5.54 |
| 948 | AUTOMATED CAR WASH | PER TGSF | 12.12 | 0% | 12.12 |
| 950 | TRUCK STOP | PER TGSF | 13.63 | 0% | 13.63 |
| NOTE: | TGSF = Thousand Gross Square Feet | | | | |
| | TSFGLA = Thousand Square Feet Gross Leasable Area | | | | |
| | DU = Dwelling Unit | | | | |
| | SERV. POS. = Service Position | | | | |
| | VEH. FUEL. POS. = Vehicle Fueling Position | | | | |

T A B L E 7

Local Wastewater Plumbing Fixture Unit Rates

| Eugene Local Wastewater SDC Use Code* | Description | Average Daily Flow per PFU | Cost per PFU (Flow per PFU x \$3.50*) |
|--|---|---|--|
| 1F | Single-Family / Duplex Housing | \$462.40 + (Sq Ft Living Area x \$0.1121) | |
| 1X | Mixed Use with Residential | \$462.40 + (Sq Ft Living Area x \$0.1121) | |
| 11 | Multi-Family Housing | \$462.40 + (Sq Ft Living Area x \$0.1121) | |
| 12 A, B, & C | Elderly Housing Attach, Detach, & Group/Retirement Home | \$462.40 + (Sq Ft Living Area x \$0.1121) | |
| 13 | Residential Hotel | \$462.40 + (Sq Ft Living Area x \$0.1121) | |
| 14 | Mobile Home Park | \$462.40 + (Sq Ft Living Area x \$0.1121) | |
| 15 | Hotels, Motels, Lodging | 19.05 | \$66.73 |
| 21 | Beverage/Food Mfg | 39.87 | \$139.55 |
| 24 | Wood Products | 47.93 | \$167.90 |
| 2X | Light Mfg./Printing | 56.62 | \$198.34 |
| 3X | Manufacturing | 58.65 | \$205.45 |
| 4X | Transportation & Utilities | 18.22 | \$63.82 |
| 41 | Fire Station | 7.75 | \$27.15 |
| 51 | Wholesale Trade | 21.37 | \$74.86 |
| 54 | Retail Trade / Grocery | 55.46 | \$194.28 |
| 55 | Retail Trade Automotive | 7.83 | \$27.43 |
| 59 | Retail Trade Other | 39.91 | \$139.80 |
| 5A | Restaurant - Fast Food | 25.44 | \$89.12 |
| 5B | Restaurant - Low to Med Turnover | 62.47 | \$218.83 |
| 5C | Restaurant - Higher Turnover | 22.45 | \$78.64 |
| 5D | Drinking Establishments | 54.98 | \$192.59 |
| 5E | Take/Bake & Pick Up/Delivery Establishments | 26.49 | \$92.79 |
| 5X | Retail Trade / Clothing & Dry Goods | 12.35 | \$43.26 |
| 61 | Financial Offices / Banks | 16.99 | \$59.52 |
| 62 | Other Services | 28.51 | \$99.87 |
| 63 | Rental/Storage Services | 6.49 | \$22.73 |
| 64 | Automotive & Other Repair Services | 16.17 | \$56.64 |
| 65 | Medical Services | 28.75 | \$100.71 |
| 66 | Construction Trade Services | 13.69 | \$47.96 |
| 67 | Government Services, Office/Business Parks | Based on specific use of development | |
| 68 | Education / Cultural | 15.66 | \$54.86 |
| 69 | Churches/Clubs/Organizations | 15.70 | \$55.00 |
| 6A1 | Laundry Services (Linen, Uniform) | 538.96 | \$1,887.97 |
| 6A2 | Laundry, Self-Service | 299.64 | \$1,049.63 |
| 6A3 | Dry Cleaning Service (with or w/out laundry services) | 36.30 | \$127.16 |
| 6B | Car Wash | 264.54 | \$926.68 |
| 6X | Professional/Real Estate/Insurance | 67.76 | \$237.36 |
| 7X | Entertainment, Recreation & Sports | 88.42 | \$309.73 |
| 82 | Veterinarian Service | 24.79 | \$86.84 |
| *The unit cost of capacity for the local wastewater system is \$3.50 per gallon per day. | | | |
| The flow per Plumbing Fixture Unit (PFU) is stated as gallons per day based on the size of development and type of land use. | | | |
| Land use types that do not fit into the above categories will receive a default flow assignment based on the sample average. | | | |
| The default flow is 47.93 gal/day x \$3.50 = a cost per PFU of \$167.76. | | | |

A rate per PFU may be assigned by the City Engineer should a proposed use not be represented by one of the published SDC use codes and for which a default flow assignment is not representative of the proposed flow. In the case of those proposed developments that are determined to have a potential for exceptional water usage, the City Engineer may require that the Owner(s) enter into an agreement with the City to review water usage or wastewater discharge at such time the development is in full use or production as the final basis of the local wastewater SDC. A complete list of wastewater SDC/HUD BPR use codes is provided in Table 8.

PARKS SDC UNIT RATES

Table 17
SDC Schedule

| Category | Persons or EP per Unit | Gross SDC per Unit | Credit per Unit | Net SDC per Unit |
|------------------------------------|------------------------|--------------------|-----------------|------------------|
| Residential per DU | | | | |
| Single-family | 2.64 | \$5,284 | \$1,038 | \$4,246 |
| Duplex/Town Hm/Mobile Hm/Access.DU | 2.14 | \$4,283 | \$842 | \$3,442 |
| Multi-family | 1.67 | \$3,343 | \$657 | \$2,686 |
| Nonresidential per Room | | | | |
| A | 1.93 | \$3,863 | \$2,166 | \$1,697 |
| Nonresidential per TGSF | | | | |
| B | 1.29 | \$2,582 | \$1,448 | \$1,134 |
| C | 0.79 | \$1,581 | \$887 | \$694 |
| D | 0.47 | \$941 | \$528 | \$413 |
| E | 0.19 | \$380 | \$213 | \$167 |

EP - Equivalent Population; TGSF = Thousand Gross Square Feet; DU = Dwelling Unit

See Appendix A for cross-reference to HUD/BPR codes.

Summary of Nonresidential SDC Classes

| Class | Development Types* |
|-------|--|
| A | Hotels, motels, B&Bs, & other tourist accommodations |
| B | Office (financial, investment, real estate, government, medical, legal & other business/professional services), institutional, grocery, eating & drinking establishments |
| C | Industrial, wholesale, manufacturing, transportation, agriculture, Mixed Use Development with multiple classifications (i.e., retail & restaurant) |
| D | General retail & services, recreation |
| E | Commercial warehousing & storage |

Note that, on the basis of the park user survey results, K-12 schools are not included in nonresidential classes as users associated with such schools are generally attributable to local residential land uses and related demand is accounted for in residential development categories. * See Appendix A for detailed cross-reference to HUD/BPR codes.

STORMWATER SDC UNIT RATES

| Category | Building Footprint (square feet) | SDC (General Capacity) | SDC (LID) |
|-------------------------------|--|------------------------|-------------|
| Small Residential | ≤ 1,000 | \$414.54 | \$3,710.16 |
| Medium Residential | > 1,000 and < 3,000 | \$667.87 | \$5,977.48 |
| Small Duplex | Units are ≤ 1,000 | \$829.08 | \$7,420.32 |
| Medium Duplex | Units are > 1,000 and < 3,000 | \$1,335.74 | \$11,954.96 |
| Manufactured Home Park | | | |
| | Per Space | \$387.83 | \$3,471.06 |
| | <i>Plus:</i> Per Sq. Ft. Impervious Area | \$0.2303 | \$2.0612 |
| All Other Development | | | |
| | Per Sq. Ft. Impervious Area | \$0.2303 | \$2.0612 |

Effective Sept-1-2017

Metropolitan Wastewater Management Commission

Regional Wastewater SDC Analysis

Table S-1 Fee Schedule

| Eugene Wastewater Use Code | Type of Establishment | Flow Est. Unit (FEU) | Total Cost per FEU |
|----------------------------|--|----------------------|--------------------|
| 1F | SFD / DUPLEX | DU | \$1,709.67 |
| 1X | OTHER RESIDENTIAL (SFD W/OTHER USES) | DU | \$1,709.67 |
| 11 | OTHER RESIDENTIAL - MUTI FAMILY | DU | \$1,465.43 |
| 12 A | ELDERLY HOUSING - ATTACHED | TGSF | \$976.96 |
| 12 B | ELDERLY HOUSING - DETACHED | TGSF | \$976.96 |
| 12C | CONGREGATE ELDERLY CARE FACILITY | TGSF | \$976.96 |
| 13 | OTHER RESIDENTIAL - RESID'L HOTEL/MOTEL | TGSF | \$1,953.91 |
| 14 | OTHER RESIDENTIAL - MOBILE HOME PARK | DU | \$1,465.43 |
| 15 | MOTEL / HOTEL | TGSF | \$2,750.18 |
| 21 | HEAVY INDUSTRY/INDUSTRIAL** | TGSF | \$488.48 |
| 24 | HEAVY INDUSTRY/INDUSTRIAL** | TGSF | \$488.48 |
| 2X | HEAVY INDUSTRY/INDUSTRIAL** | TGSF | \$488.48 |
| 3X | HEAVY INDUSTRY/INDUSTRIAL** | TGSF | \$488.48 |
| 3X | INDUSTRIAL PROCESS LOW STRENGTH | TGALEF | \$9,769.56 |
| 3X | INDUSTRIAL PROCESS MEDIUM STRENGTH | TGALEF | \$13,750.90 |
| 3X | INDUSTRIAL PROCESS HIGH STRENGTH | TGALEF | \$19,059.34 |
| 3X | INDUSTRIAL PROCESS VERY HIGH STRENGTH | TGALEF | \$24,367.78 |
| 3X | INDUSTRIAL PROCESS SUPER HIGH STRENGTH | TGALEF | \$29,676.23 |
| 4X | TRUCK TERMINAL | TGSF | \$976.96 |
| 4X | UTILITIES | TGSF | \$976.96 |
| 51 | WHOLESALE TRADE | TGSF | \$488.48 |
| 54 | SERVICE STATION / MARKET | TGSF | \$2,475.16 |
| 54 | SUPERMARKET | TGSF | \$3,430.68 |
| 54 | CONVENIENCE MARKET | TGSF | \$1,758.52 |
| 55 | NEW CAR SALES | TGSF | \$488.48 |
| 55 | TIRE STORE | TGSF | \$488.48 |
| 59 | RETAIL | TGSF | \$488.48 |
| 5A | FAST FOOD RESTAURANT | TGSF | \$12,183.89 |
| 5B | QUALITY RESTAURANT | TGSF | \$12,183.89 |
| 5C | HIGH TURNOVER RESTAURANT | TGSF | \$12,183.89 |
| 5D | DRINKING PLACE | TGSF | \$3,321.65 |
| 5D1 | DRINKING PLACE W/Minimal Food Prep**** | TGSF | \$3,321.65 |
| 5D2 | DRINKING PLACE W/Restaurant Like Food Prep | TGSF | \$12,183.89 |
| 5E | EATING PLACE W/Minimal Food Prep*** | TGSF | \$2,930.87 |
| 5X | DISCOUNT MARKET | TGSF | \$293.09 |
| 5X | FURNITURE STORE | TGSF | \$293.09 |
| 5X | CLOTHING / DRYGOODS / HOUSEWARES | TGSF | \$293.09 |

ABBREVIATIONS

TGSF - THOUSAND GROSS SQUARE FEET
 TSFGLA - THOUSAND SQUARE FEET GROSS LEASABLE AREA
 DU - DWELLING UNIT
 TGALEF - THOUSAND GALLONS ESTIMATED FLOW
 VFP - VEHICLE FUELING POSITIONS

| Eugene Wastewater Use Code | Type of Establishment | Flow Est. Unit (FEU) | Total Cost per FEU |
|----------------------------|---|----------------------|--------------------|
| 61 | FINANCIAL INSTITUTION | TGSF | \$1,074.65 |
| 62 | OTHER SERVICES | TGSF | \$976.96 |
| 63 | MINI WAREHOUSE | TGSF | \$293.09 |
| 64 | AUTO CARE | TGSF | \$550.04 |
| 65 | HOSPITAL | TGSF | \$2,062.63 |
| 65 | NURSING HOME | TGSF | \$1,465.43 |
| 65 | CLINIC, MEDICAL OFFICE | TGSF | \$1,465.43 |
| 66 | CONSTRUCTION TRADE | TGSF | \$976.96 |
| 67 | OFFICE PARK | TGSF | \$976.96 |
| 67 | BUSINESS PARK | TGSF | \$976.96 |
| 67 | GOVERNMENT BUILDING | TGSF | \$976.96 |
| 67 | US POST OFFICE | TGSF | \$976.96 |
| 68 | ELEMENTARY SCHOOL | TGSF | \$488.48 |
| 68 | MIDDLE SCHOOL | TGSF | \$488.48 |
| 68 | HIGH SCHOOL | TGSF | \$488.48 |
| 68 | COMMUNITY COLLEGE | TGSF | \$488.48 |
| 68 | UNIVERSITY | TGSF | \$488.48 |
| 68 | DAY CARE CENTER | TGSF | \$488.48 |
| 68 | LIBRARY | TGSF | \$488.48 |
| 68 | OTHER EDUCATIONAL/CULTURAL | TGSF | \$488.48 |
| 69 | CHURCH | TGSF | \$488.48 |
| 69 | FRATERNAL ORGANIZATION | TGSF | \$488.48 |
| 6A | LAUNDRY | TGSF | \$976.96 |
| 6B | CAR WASH | TGSF | \$4,884.78 |
| 6X | GENERAL OFFICE BLDG | TGSF | \$976.96 |
| 7X | PUBLIC PARK | TGSF | \$1,563.13 |
| 7X | MULTIPURPOSE RECREATION FACILITY (Indoor) | TGSF | \$1,563.13 |
| 7X | THEATER | TGSF | \$1,563.13 |
| 7X | OUTDOOR ATHLETIC COMPLEX | TGSF | \$1,563.13 |
| 7X | TENNIS COURT | TGSF | \$1,563.13 |
| 7X | RACQUET CLUB | TGSF | \$1,563.13 |
| 7X | HEALTH CLUB | TGSF | \$1,563.13 |
| 7X | BOWLING ALLEY | TGSF | \$1,563.13 |
| 7X | RECREATIONAL CENTER | TGSF | \$1,563.13 |
| 7X | VIDEO ARCADE | TGSF | \$1,563.13 |
| 7X | OTHER ENTERTAINMENT | TGSF | \$1,563.13 |
| 82 | VETERINARIAN SERVICES | TGSF | \$1,953.91 |
| Varies | SHOPPING CENTER | TGSF | \$978.48 |

NOTES

** Process flow is in addition to other flow
 *** Minimal food preparation - food is assembled from prepackaged food products and cooking, other than warming, is not required
 **** Includes coffee houses and juice bars where appropriate

**City of Eugene
Systems Development Charges**

Commercial

| | |
|-------------------------------------|--------------------------|
| Log Number: | Application Date: |
| Site Address: | Tax Map/Lot #: |
| Subdivision or Project Name: | Lot #: |

Transportation

| All: (Number of Units x Adjusted Trip Rate x Cost per Trip) | | | | | | |
|--|-------------|-----------------|-----------------|--------------------|---------------|---------|
| Use Code | Description | Unit of Measure | Number of Units | Adjusted Trip Rate | Cost per Trip | SDC Fee |
| | | | | | \$2,113.26 | |
| | | | | | | |
| | | | | | | |

Wastewater - Regional (MWMC)

| All: (Number of Units x Cost per Flow Equivalent Unit*) | | | | | | *varies per development type |
|--|-------------|-----------------|-----------------|--------------|---------|------------------------------|
| Add'l fee: Heavy Industrial Process Flow: (Number T/GAL/EF x Cost per Flow Equivalent Unit) | | | | | | |
| Use Code | Description | Unit of Measure | Number of Units | Cost per FEU | SDC Fee | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Wastewater - Local

| Residential (includes Multi-Family): | | (Number of DUs x \$462.40) + (Living Area in Sq.Ft. x \$0.1121) | | | | |
|---|-------------|--|-----------------|---------------|---------|--|
| Nonresidential: | | (Number of Plumbing Fixture Units x Cost per Plumbing Fixture Unit) | | | | |
| Use Code | Description | Unit of Measure | Number of Units | Cost per Unit | SDC Fee | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Stormwater

| SFD: | Small ($\leq 1,000$ sq.ft) = \$414.54 (Gen) or \$3,710.16 (LID) | Medium ($>1,000$ & $< 3,000$ sq.ft.) = \$667.87 (Gen) or \$5,977.48 (LID) | | | |
|---|---|--|----------------|---------|--|
| Duplex: | Small (units $\leq 1,000$ sq.ft) = \$829.08 (Gen) or \$7,420.32 (LID) | Medium (units $>1,000$ & $< 3,000$ sq.ft.) = \$1,335.74 (Gen) or \$11,954.96 (LID) | | | |
| Large SFD and Large Duplex: | (Total Impervious Surface Area x \$0.2221 (Gen) or \$1.9883 (LID)) | | | | |
| Mfg. Home Park: | Gen: (# Spaces x \$387.83) + (Total Imp Surf Area x \$0.2303) | LID: (# Spaces x \$3,471.06) + (Total Imp Surf Area x \$2.0612) | | | |
| Multi-Family & Nonresidential: | (Total Impervious Surface Area x \$0.2303 (Gen) or \$2.0612 LID)) | | | | |
| Description | Unit of Measure | Number of Units | Cost per SQ FT | SDC Fee | |
| | | | | | |
| | | | | | |
| | | | | | |

Parks

| Commercial Residential (Multi-Family): | | (Number of Units x \$2,686.00) | | | | |
|---|-----------------------|--|---------------------|---------------------|--|--|
| Nonresidential: | | (Number of Units* x Category Cost per Unit) *Unit isTGSF for all but category A | | | | |
| A (per Room) = \$1,697.00 | B = \$1,134.00 | C = \$694.00 | D = \$413.00 | E = \$167.00 | | |
| Description | Unit of Measure | Number of Units | Cost per Unit | SDC Fee | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Fee estimates for proposed development are not provided by the City. Actual SDCs are determined and calculated only at the time of permit review by City staff based on the specific and detailed development plans and information submitted with the building permit application. Prior to permit application and review, City staff may provide forms and example calculations for the purpose of assisting customers in developing the customer's own preliminary and general estimate; however, such assistance does not constitute an estimate or commitment by the City as to the amount of SDCs to be charged for a particular proposed development.

| | |
|---|--------------|
| Subtotal, SDC Fees All Systems | \$ |
| Subtract Non-Public Improvement Credit | \$() |
| Subtotal | \$ |
| Add City Admin Fee (9% of Subtotal or \$80, whichever is higher) | \$ |
| Subtract Public Improvement Credit | \$() |
| Total SDC Fees | \$ |

**City of Eugene
Systems Development Charges**

**Wastewater PFU Calculations
Commercial**

Log Number: _____ Application Date: _____

Site Address: _____ Tax Map/Lot #: _____

Subdivision or Project Name: _____ Lot #: _____

Wastewater - Local Plumbing Fixture Unit (PFU) Calculations

Number of PFUs Added or Removed = Uniform Plumbing Code Equivalency Factor x Number of Fixtures Added or Removed

| Fixture Type | Equivalency Factor | # Fixtures Added | # of PFUs Added | # Fixtures Removed | # PFUs Removed |
|--------------------------------------|--------------------|------------------|-----------------|--------------------|----------------|
| Bathtub | 2 | | | | |
| Dishwasher, Commercial | 2 | | | | |
| Drinking Fountain | 1 | | | | |
| Floor Drain | 1 | | | | |
| Floor Sink | 2 | | | | |
| Interceptor, grease/oil/sand/etc. | 4 | | | | |
| Clothes Washer, Residential | 2 | | | | |
| Clothes Washer, Commercial | 6 | | | | |
| Mfg. Home Park Trap (1 per home) | 6 | | | | |
| Shower, Single | 2 | | | | |
| Shower, Multiple (1 per shower head) | 1/head | | | | |
| Sink, Residential & Commercial | 2 | | | | |
| Urinal, Stall or Wall | 2 | | | | |
| Wash Basin, Single | 1 | | | | |
| Water Closet, Public | 6 | | | | |
| Water Closet, Private | 4 | | | | |
| Miscellaneous | | | | | |
| Total Plumbing Fixtures | | Added: | | Removed: | |

Notes: Fee estimates for proposed development are not provided by the City. Actual SDCs are determined and calculated only at the time of permit review by City staff based on the specific and detailed development plans and information submitted with the building permit application. Prior to permit application and review, City staff may provide forms and example calculations for the purpose of assisting customers in developing the customer's own preliminary and general estimate; however, such assistance does not constitute an estimate or commitment by the City as to the amount of SDCs to be charged for a particular proposed development.

**City of Eugene
Systems Development Charges**

**Credits & Exemptions
Commercial**

Log Number: _____ Application Date: _____
 Site Address: _____ Tax Map/Lot #: _____
 Subdivision or Project Name: _____ Lot #: _____
 SDC Exemption Yes Not Annexed, 100% Fire, 100% MH Hardship, 100% Low Income, Variable
 Permanent Structure Moving on Site From: W/in City Outside City Previous Address: _____

Transportation Credit

Residential Transportation Credit = (Number of DUs x Adjusted Trip Rate x Cost per Trip)
 _____ Number of DUs x 1.00 x \$2,113.26 = \$ _____
 Nonresidential Trans. Credit = (Number of Units x Adj. Trip Rate x Cost per Trip) Use Code = _____
 _____ Units of _____ x _____ x \$ 2,113.26 = \$ _____
 Transportation Public Improvement Credit = \$ _____ Gross Transportation Credit: \$ _____

Wastewater - Regional (MWMC) Credit

MWMC Tax Credits for Land & Improvement = [(Assessed Value per \$1,000) x Rate per Annexation Year]

| | |
|-------------------------------------|-------------------------------------|
| Year Annexed, Improvement | Year Annexed, Land |
| \$ _____ Assessed Value per \$1,000 | \$ _____ Assessed Value per \$1,000 |
| \$ _____ Rate per Annexation Year | \$ _____ Rate per Annexation Year |
| \$ _____ Tax Credit for Improvement | \$ _____ Tax Credit for Land |

 Residential MWMC Credit = (Number of DUs) _____ x \$1709.67 = \$ _____
 Nonresi & Multi-Fam MWMC Credit = (Number of Units x Cost per FEU) Use Code = _____
 _____ Units of _____ x \$ _____ = \$ _____ Gross MWMC Credit: \$ _____

Wastewater - Local Credit

Levy Credit = (Area of Lot in Sq.Ft. x Levy Rate) = _____ x 1/2 Cent 2 1/2 Cent = \$ _____
 Residential Local Wastewater Credit = (Number of DUs x \$462.40 + (Living Area in Sq.Ft. x \$0.1121))

| | |
|-------------------------------------|---------------------------------------|
| Number of DUs x \$462.40 = \$ _____ | Total Res. Local WW Credit = \$ _____ |
| Living Area x \$ 0.1121 = \$ _____ | |

 Nonresidential Local WW Credit = (Number of PFUs x Cost per PFU) Use Code = _____
 _____ Plumbing Fixture Units x \$ _____ = \$ _____
 Local Wastewater Public Improvement Credit = \$ _____ Gross Local Wastewater Credit: \$ _____

Stormwater Credit

Residential Stormwater Credit
 Destination & Quantity Reduction = 50% or 100% Gen rate = \$ _____
 Gen Quality Reduction = 10% of Gen Rate = \$ _____
 LID Quality Reduction = 50% of LID Capacity Component (Imp Surf Area x \$0.91545) = \$ _____
 SFD: Small = \$414.54 (Gen) or \$3,710.16 (LID) Medium = \$667.87 (Gen) or \$5,977.48 (LID)
 Duplex: Small = \$829.08 (Gen) or \$7,420.32 (LID) Medium = \$1,335.74 (Gen) or \$11,954.96 (LID)
 Large: _____ Impervious Surface Area x \$0.2303 (Gen) or \$2.0612 (LID) = \$ _____
Nonresidential Stormwater Credit
 Destination & Quantity Reduction = _____ % of gross charge from worksheet = \$ _____
 Gen Quality Reduction = 10% of Gen Rate = \$ _____
 LID Quality Reduction = 50% of LID Capacity Component (Imp Surf Area x \$0.91545) = \$ _____
 Previous Use Credit = \$ _____ Impervious Surface Area x \$0.2303 = \$ _____
 Total Impact Reduction Credit = \$ _____ Total Previous Use Credit = \$ _____
 Stormwater Public Improvement Credit = \$ _____ Gross Stormwater Credit: \$ _____

Parks Credit

Residential Parks Credit = (Number of Units x Category Cost per Unit)
 SFD: = \$4,246.00 Duplex/TownHm/Mobile/ADU: = \$3,442.00 Multi-Family = \$2,686.00
 _____ Number of Units x \$ _____ = \$ _____
 Nonresidential Parks Credit = (Number of Units* x Rate per Category Unit) *Unit is TGSF for all but category A
 A (per Room) = \$1,697.00 B = \$1,134.00 C: \$694.00 D: \$413.00 E: \$167.00
 _____ Number of Units x \$ _____ = \$ _____
 Parks Public Improvement Credit = \$ _____ Gross Parks Credit: \$ _____

Other Credit

Specify In Notes & Add to Applicable Gross Credit Amount Above. Gross Other Credit: \$ _____

| Total Charge per System (Max Amount Credit Allowed per System) | Total Credit Given | Split of Total Credit Given per System | |
|---|--------------------|--|--------------------|
| | | Non-Public Improvement | Public Improvement |
| Transportation | \$ _____ | \$ _____ | \$ _____ |
| Wastewater - MWMC | \$ _____ | \$ _____ | \$ _____ |
| Wastewater - Local | \$ _____ | \$ _____ | \$ _____ |
| Stormwater | \$ _____ | \$ _____ | \$ _____ |
| Parks | \$ _____ | \$ _____ | \$ _____ |
| Total Credit Given, per Credit Type: | \$ _____ | \$ _____ | \$ _____ |